



**183 Savanna Parade NE
Calgary, Alberta**

MLS # A2303978



\$615,000

Division:	Saddle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: hot tub, wooden furniture in backyard, Kitchen barstools,

Welcome to Savanna Parade! This particular close wraps around a large park right out front, making this a fantastic location for families. The park also allows for a great amount of extra parking when you're entertaining or having family gatherings. This very well appointed, fully developed home offers almost 2200 sqft of living space across three levels — and checks every box for families, entertainers, and hobbyists alike. Step inside to a bright and airy great room where oversized windows flood the main floor with natural light. The space flows effortlessly into a cook's kitchen designed to impress, featuring an abundance of cabinetry to satisfy even the most dedicated home chef. Upstairs, you'll find three generously sized bedrooms, including a large primary retreat complete with a spa-inspired ensuite boasting a separate soaker tub and shower — a luxury typically reserved for much higher-end homes and a walk-in closet. Two additional spacious bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry round out this floor beautifully. The fully developed basement adds even more versatility with a large rec room, a 4th bedroom with egress window, and a full bathroom — perfect for guests, teens, or a home office. Back on the main level, the kitchen draws you naturally towards a large, custom built two-tiered deck overlooking a private backyard built for entertaining. Whether you're hosting a summer gathering or simply soaking up the sun, this outdoor space is truly second to none. The fully finished oversized 26.5' x 23' garage is loaded with extras, and the property features additional parking beside the garage as well as space in front of the overhead door. Thanks to the pie-shaped lot, the backyard also offers ample room for extra vehicle or trailer parking. The laneway is fully paved and has the benefit of a

large staging area to maneuver your vehicles to take advantage of this fantastic lot.

This one truly has it all — features, function, and a location that’s

hard to beat. Don’t miss your opportunity!